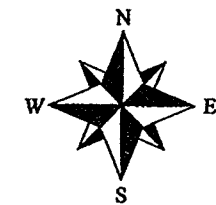


03/24/2014



TYREE V. MARSHALL, ETAL
5213 DOUBLE BRIDGES ROAD
TM 64 P. 90 5797/57
ACCOUNT NUMBER 02-008890
ZONE A-1, USE RESIDENTIAL

LINE	BEARING	DISTANCE
L1	S 09° 09' 33" W	146.85'
L2	N 79° 59' 26" W	165.82'
L3	S 62° 59' 42" W	56.47'
L4	S 03° 16' 51" W	74.53'
L5	N 86° 43' 09" W	773.86'
L6	N 80° 22' 34" E	1028.31'

REMAINING LANDS OF AUDREY M. BIVENS

8.31+/- AC (BY ASSESSMENT DATA)
ZONE A-1, USE RESIDENTIAL

N/F ANGELO MARIE JACKSON
5125 DOUBLE BRIDGES ROAD
TM 64 P. 169 4395/513 PB 194/22
LOT 1 ACCOUNT NUMBER 02-037610
ZONE A-1, USE RESIDENTIAL

BOARD OF ZONING APPEALS

ON JANUARY 9, 2014, THE BOARD OF ZONING APPEALS GRANTED CASE NO. 14-2, ON THE APPLICATION OF DURAND BIVENS, SR., REQUESTING A VARIANCE TO THE ORDINANCE PRESCRIBED LOT WIDTH FROM 200' TO 130.88' (A REDUCTION OF 69.12') ASSOCIATED WITH A PROPOSED SUBDIVISION OF LAND IN THE A-1 AGRICULTURAL DISTRICT, PURSUANT TO ZONING CODE SECTIONS ZS 1-116(c)(4), ZS 1-201(b)(4) AND ZS 1-305, LOCATED AT 5137 DOUBLE BRIDGES ROAD, APPROXIMATELY 782' NORTH OF SCOTLAND ROAD, TAX MAP 64, PARCEL 109, PROPOSED LOT 2, IN THE SECOND TAX DISTRICT OF WORCESTER COUNTY, MARYLAND.

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OF WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS EXISTING AS OF THE DATE OF APPROVAL. SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE. IN THE EVENT STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

Bud L. O'Neil 3/24/2014
CHAIRMAN DATE

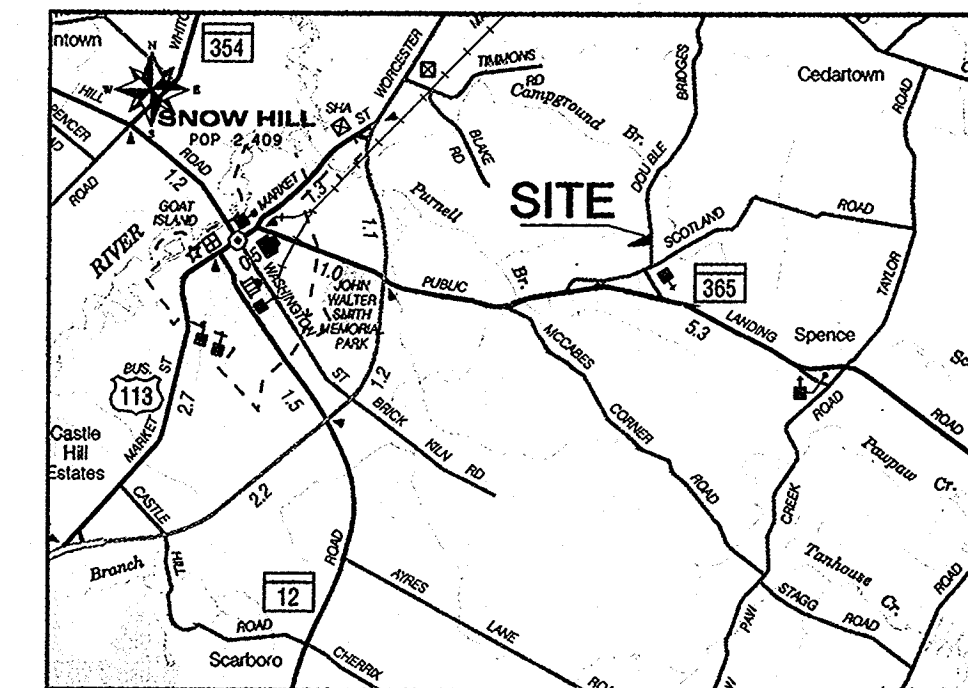
FOREST CONSERVATION STATEMENT

LOT 2 AND REMAINING LANDS OF PARCEL 109 (8.31 AC+/-)

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(9) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL HAVING AN EXISTING DWELLING WITH ITS BOUNDARIES IS BEING CREATED FOR THE USE OF THE OWNER OR IMMEDIATE FAMILY MEMBER OF THE OWNER PROVIDED THAT THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING, OR GRADING OF MORE THAN 20,000 SQUARE FEET OF FOREST; AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY. THE DECLARATION OF INTENT-IMMEDIATE FAMILY TRANSFER SHALL REMAIN VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE OF LOCAL AUTHORIZATION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

THIS PLAT HAS BEEN PREPARED BY CHRIS D. CUSTIS A REGISTERED PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND AND THE SURVEYING WORK REFLECTED HEREON IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF COMAR TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.

REV 02/19/14



VICINITY MAP

OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY.
(A 10' WIDE STRIP ACROSS THE FRONT OF LOT 2, SAID ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF DOUBLE BRIDGES ROAD.
ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT CONSENT OF THE COUNTY COMMISSIONERS.

Tavornia L. Jackson 3/13/2014
TAVORNIA L. JACKSON
Durand Bivens Sr. 3/13/2014
DURAND BIVENS
Angelo Marie Jackson 3/13/2014
ANGELO MARIE JACKSON
Melissa S. Jackson 3/14/14
MELISSA S. JACKSON
Audrey M. Griffen Bivens 3/13/2014
AUDREY GRIFFEN/BIVENS
DURAND BIVENS (P.O.A.)

Chris D. Custis 3/12/14
CHRIS D. CUSTIS #599 (SURVEYOR) DATE

DEPARTMENT OF ENVIRONMENTAL PROGRAMS

THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE HAS BEEN EVALUATED. THE 10,000 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT OF WAYS AND ANY PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. IN ADDITION, ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE.

Robert Mitchell, R.S. 3-2014
APPROVING AUTHORITY-WORCESTER COUNTY DATE

TITLE MINOR SUBDIVISION OF THE LANDS OF AUDREY M. BIVENS		
COUNTY WORCESTER	STATE MD	SCALE 1"= 100' <input checked="" type="checkbox"/> DENOTES SEPTIC TANK <input type="checkbox"/> IRON PIPE FD <input type="checkbox"/> IRON PIPE SET <input type="checkbox"/> CONC. MONU FD. <input type="checkbox"/> CONC MONU TO BE SET <input type="checkbox"/> UNMARKED POINT DITCH LICENSE EXPIRATION 04/14/2015
TAX DISTRICT 02	PARCEL 109	
TAX MAP 64	GRID 10	CHRIS D. CUSTIS SURVEYING 410.726.3578 P.O. BOX 786 11457 SOMERSET AVENUE PRINCESS ANNE, MD 21853 Surveying, Topography, Flood Elevations Construction Layout, Terrain Modeling, Consulting cdcsurveying@gmail.com
DEED REF. 911/210	PLAT REF UNRECORDED	
DATE 01/20/14		

P.203763 MSA 91257-8790